

AMENDING OFFICIAL ZONING MAP

SOUTHEAST SIDE OF NEW GARDEN ROAD NORTH OF JOSEPH M. BRYAN BOULEVARD AND SOUTH OF THE TERMINUS OF STRATHMORE DRIVE

BE IT ORDAINED BY THE *** OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – Conditional District – RM-5 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the southeastern right-of-way line of New Garden Road, said point being a common corner with Robert J. and Betty B. Echerd as recorded in Deed Book 2581, Page 224; thence along said right-of-way line along a curve to the right a chord course and distance S37°29'22"W 216.48 feet to a point; thence continuing along said right-of-way line S37°48'58"W 230.06 feet to a point; thence S23°45'01"E 421.28 feet to a point; thence N84°05'40"E 187.16 feet to a point; thence S01°39'36"E 120.29 feet to a point in the northern right-of-way line of Joseph M. Bryan Boulevard; thence along said right-of-way line along a curve to the right a chord course and distance N79°23'49"E 352.10 feet to a point; thence continuing along said right-of-way line along a curve to the right a chord course and distance N84°08'05"E 537.27 feet to a point; thence N31°18'37"E 18.49 feet to a point; thence S89°00'50"W 382.78 feet to a point in the western right-of-way line of Strathmore Drive; thence along said right-of-way line along a curve to the right a chord course and distance N19°38'28"E 164.91 feet to a point; thence N84°12'23"W 103.37 feet to a point; thence N47°48'23"W 116.93 feet to a point; thence S75°57'37"W 168.55 feet to a point; thence S48°54'37"W 172.70 feet to a point; thence S77°16'38"W 185.88 feet to a point; thence N14°32'23"W 325.92 feet to a point; thence N77°08'37"E 320.00 feet to a point; thence N36°30'23"W 363.12 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – RM-5 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All uses allowed in the RM-5 zoning district.
- 2) A maximum of 20 for sale residential dwelling units.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on ***.